



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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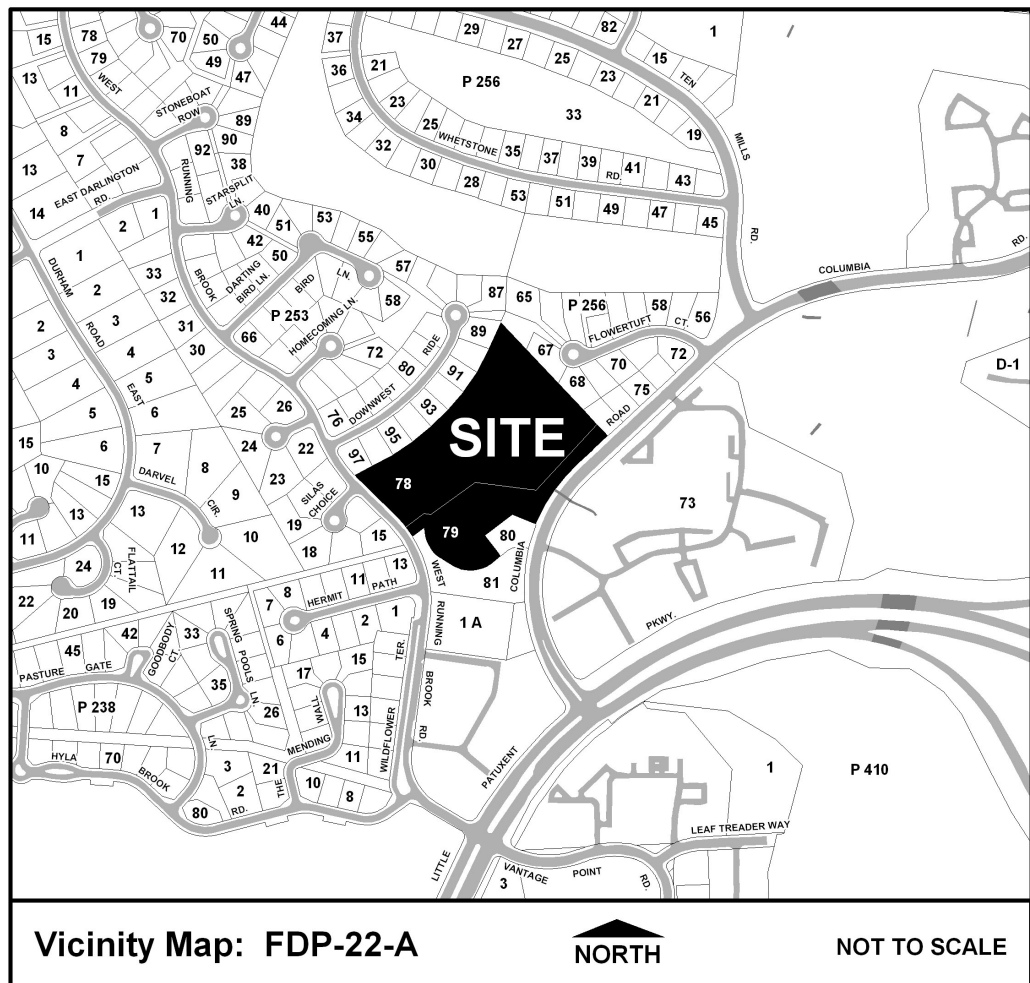
TECHNICAL STAFF REPORT
Planning Board Meeting of March 27, 2008

Case No./Petitioner: Final Development Plan 22-A, Board of Education and Columbia Association

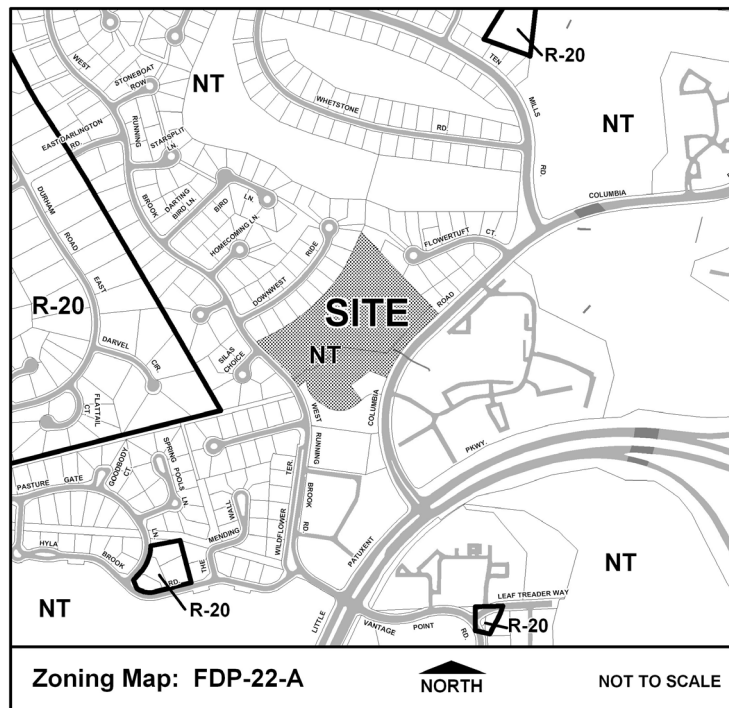
Project Name: Village of Wilde Lake, Section 9, Area 5, Lot 78 (Running Brook Elementary School) and Lot 79 (Columbia Association)

Request: The request is for approval of Final Development Plan (FDP) 22-A, which is an amendment to the previously approved and recorded Final Development Plan. The purpose of this amendment is to amend the credited and non-credited open space land use acreages.

Location: The subject site is identified as "Village of Wilde Lake, Section 9, Area 5" on Tax Map 30, Grid 14, Parcel 258, Lots 78 and 79 and is located on the east side of West Running Brook Road, and the west side of Ten Mills Road, in the Fifth Election District of Howard County.



Site History: FDP-22: recorded March 29, 1968 (Plat Book 14, Folio 47).



Site Analysis: Open Space Lot 78 contains the Running Brook Elementary School, 2 temporary trailers and parking spaces. Open Space Lot 79 contains a community swimming pool, a pre-school building and parking.

Proposed amendments are as follows:

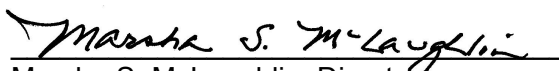
- Open Space Lot 78: 0.1 acre of credited open space to be converted to non-credited open space (Open Space Lot 78). With this conversion of acreage, the credited open space for Open Space Lot 78 will equal 8 acres in size and non-credited open space will total 1 acre in size.
- For Open Space Lot 79: 0.3 acre of non-credited open space will be created from the existing credited open space. The credited open space will equal 3.165 acres in size. Currently, this open space lot contains 3.465 of credited open space.
- The non-credited open space will be used for shared parking spaces.
- The overall amount of credited open space for the FDP will decrease by 0.4 acre, the amount of non-credited open space will increase by 0.4 acre.

SRC Action: By letter dated January 31, 2008, the Department of Planning and Zoning determined that this FDP is technically complete.

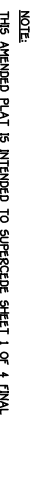
Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board **approve** this FDP amendment.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

03/13/08
Date



SCALE : 1" = 400'

OWNER LOT #72

PHASE 22-A

AREAS SHOWN ON SHEET



HOWARD COUNTY PLANNING BOARD

COLUMBIA

SCALE: AS SHOWN SHEET 1 OF 4 DECEMBER 61, 2001



CHARLES J. CROVO, SR.

DATA

Date _____ H.C.P.B. Chairman _____

Date _____

2

FINAL DEVELOPMENT PLAN CRITERIA -- PHASE XXII

VILLAGE OF WILDE LAKE, SECTION 9, AREA 5

1. PUBLIC STREETS AND ROADS - SECTION 125-C-3b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning."
2. PUBLIC RIGHTS-OF-WAY - SECTION 125-C-3b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning."
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-C-3b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning."
4. DRAINAGE FACILITIES - SECTION 125-C-3b:
"To be shown on subdivision plats if required by the Howard County Department of Planning and Zoning."
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 125-C-3c:
As shown on Final Development Plan.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125-C-3d(i):
 - A. SINGLE FAMILY RESIDENTIAL USE AREAS
No structure shall be located upon lots devoted to single family residential land use within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such thirty foot front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Department of Planning and Zoning.
No structure shall be located within five feet of any property line not a right-of-way line for a public street, road or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line.
 - B. COMMERCIAL LAND USE AREAS
Buildings and other structures may be located at any location within commercial land use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Department of Planning and Zoning.
 - C. MINOR STRUCTURES
No restriction is imposed upon the location of minor structures. The term "structure" as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not to exceed 6' in height, signs, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by Howard County Department of Planning and Zoning. Fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed nor five feet in height if open.

- D. OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use, provided such construction is in accordance with a site development plan approved by the Howard County Department of Planning and Zoning.
- E. SCHOOL SITES
No structures shall be located within 25 feet of the right-of-way of any public street, road, or highway nor within 25 feet of any property line.
7. PERMITTED USES - SECTION 125.C.3d(i):
 - A. SINGLE FAMILY LAND USE AREAS
All lots within single family land use areas shall be used only for single family medium density residential uses.
 - B. COMMERCIAL LAND USE AREAS
All uses permitted in commercial districts or commercial use zones are permitted in Lot 80 including, but not limited to, all of the following:
 - a. Uses permitted in B-1 districts.
 - b. Uses permitted in S-C districts.
 - C. OPEN SPACE LAND USE AREAS
All open space land use areas within this Final Development Plan Phase may be used as utility and drainage easements and for all open space uses including, but not limited to, all of the following:
 - a. Operation and maintenance of a public or private park, playground, swimming pool, and similar community recreational uses.
 - b. Operation of a public or private child care center.
 - c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 3. Operation of a community hall, including leasing of same for public or private uses.
 4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

PERMITS

THE HOWARD RESEARCH AND
DEVELOPMENT ASSOCIATION
10225 LITTLE PATIENT PARKWAY
COLUMBIA, MARYLAND 21044-3456

OWNER, LOT #79

COLUMBIA ASSOCIATION
10221 WINDOWN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21044

OWNER, LOT #78

HOWARD COUNTY BOARD OF EDUCATION
10900 ROUTE 100
ELLCOTT CITY, MARYLAND 21043

- D. SCHOOL SITE
Lot #78 shall be used as a public school, in computing the amount of land devoted to Open Space Use under the requirements of Section 125-A-8; of the Howard County Zoning Regulations, only 90% of the area of Lot #78 shall be evaluated as Open Space Use.
8. HEIGHT LIMITATIONS - SECTION 125.C.3d(i):
 - A. SINGLE FAMILY RESIDENTIAL LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation upon lots devoted to single family land uses.
 - B. COMMERCIAL LAND USE AREAS
No height limitation is imposed upon structures constructed within Lot 80 provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Department of Planning and Zoning.
 - C. OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Department of Planning and Zoning.
 - D. SCHOOL SITES
No structure shall be constructed upon areas designated as school sites more than 35 feet in height from the highest adjoining ground elevations.
9. PARKING REQUIREMENTS - SECTION 125.C.3d(i):
 - A. SINGLE FAMILY LAND USE AREAS
No less than two off-street parking spaces shall be provided on each lot within single family land use areas.
 - B. COMMERCIAL LAND USE AREAS
Five parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 80.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 46 ON MARCH 29, 1986.

VILLAGE OF WILDE LAKE
SECTION 9, AREA 5, RUNNING BROOK
AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 4 DECEMBER 27, 2007

- C. OPEN SPACE LAND USE AREA
- No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses, except, however, that 50 parking spaces shall be provided in, or adjacent to lot 79 for the joint use of Lots 79 and 81, and the elementary school on Lot 78.
10. SETBACK PROVISIONS - SECTION 125.C.3.d(3):
- A. Setbacks shall conform to the requirements of Section 6 above.
- B. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
11. MINIMUM LOT SIZES - SECTION 125.C.3.d(3):
- As shown on subdivision plat:
12. COVERAGE REQUIREMENTS - SECTION 125.C.3.d(3):
- A. SINGLE FAMILY RESIDENTIAL LAND USE AREAS
- In no event shall more than 30 percent of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar items.
- B. COMMERCIAL LAND USE AREAS
- No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Use.
- C. OPEN SPACE USES
- No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate be covered by buildings or major structures.
- D. SCHOOL SITES.
- No coverage requirement is imposed upon land within this Final Development Plan Phase used as a School Site.

TABULATION OF LAND USE IN ACRES		
Column 1	Column 2	Column 3
Land Use	Total Acreage Shown in this Phase 22	Phase 22A
S.F.H.D.	0.161	0.161
Commercial	0.541	0.541
Open Space		
Credited	13.695	13.296
Non-Credited	0.900	1.300
	23.296	

*This Columbia Final Development Plan Phase Twenty-Two-A is a revision and amendment to the Columbia Final Development Plan Phase Twenty-Two, which was approved by the Howard County Board of Education on March 29, 1986. The current land use table and only Column 3 is to be considered for the purpose of maintaining and use tabulations under Section 125 of the Howard County Zoning Regulations.

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 4 FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 49 ON MARCH 29, 1986.

VILLAGE OF WILDE LAKE
SECTION 9 AREA 5 RUNNING BROOK
AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 3 OF 4 DECEMBER 27, 2007

PEMMONER

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3456

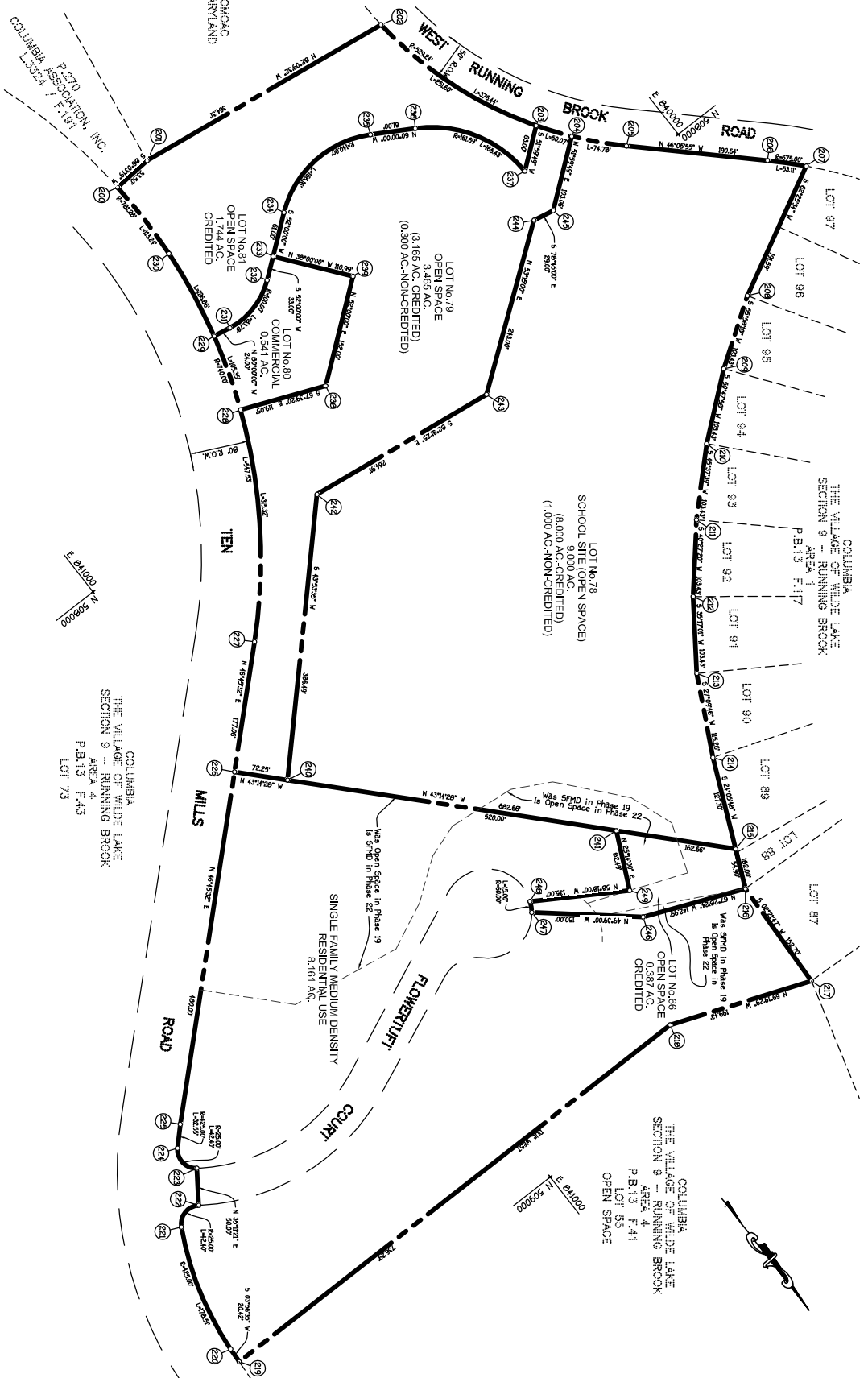
OWNER LOT #79

COLUMBIA ASSOCIATION
10221 WINCEM CIRCLE, SUITE 100
COLUMBIA, MARYLAND 21044

OWNER LOT #78

HOWARD COUNTY BOARD OF EDUCATION
1990 ROUTE 106
ELLCOTT CITY, MARYLAND 21043

COORDINATE TABLE		
No.	NORTHING	EASTING
200	N 507591.23	E 840638.82
201	N 507587.55	E 840605.45
202	N 507571.25	E 840224.95
203	N 507517.96	E 840131.96
204	N 507493.29	E 840044.59
205	N 508010.48	E 839827.23
206	N 508131.75	E 839690.45
207	N 508228.45	E 840060.29
208	N 508286.32	E 840146.00
209	N 508403.09	E 840300.09
210	N 508424.02	E 840357.19
212	N 508502.72	E 840284.94
213	N 508567.15	E 840284.94
214	N 508685.70	E 840284.94
215	N 508695.72	E 840351.44
216	N 508714.31	E 840351.44
217	N 509008.41	E 840560.16
218	N 509136.00	E 840748.75
219	N 509136.00	E 841031.03
220	N 509171.63	E 841031.03
221	N 509171.63	E 841031.03
222	N 509171.63	E 841031.03
223	N 509171.63	E 841031.03
224	N 509171.63	E 841031.03
225	N 509171.63	E 841031.03
226	N 509171.63	E 841031.03
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229	N 509171.63	E 841031.03
230	N 509171.63	E 841031.03
231	N 509171.63	E 841031.03
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246	N 509171.63	E 841031.03
247	N 509171.63	E 841031.03
248	N 509171.63	E 841031.03
249	N 509171.63	E 841031.03



P.240
CHESAPEAKE AND POTOMAC
TELEPHONE CO. OF MARYLAND
L.714 / F.694

P.270
COLUMBIA ASSOCIATION, INC.
L.3324 / F.191

PETIMORE

THE HOWARD RESEARCH AND
TECHNOLOGY CENTER
10275 LITTLE PATIENT PARKWAY
COLUMBIA, MARYLAND 2104-3456

OWNER LOT #79

COLUMBIA ASSOCIATION
10221 WINCOWN CIRCLE, SUITE 100
COLUMBIA, MARYLAND 2104

OWNER LOT #78

HOWARD COUNTY BOARD OF EDUCATION
1090 ROUTE 100
ELLCOTT CITY, MARYLAND 21043

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 4 FINAL
DEVELOPMENT PLAN PHASE TWENTY-TWO RECORDED ALONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 30 ON MARCH 23, 1968.

VILLAGE OF WILDE LAKE
SECTION 9 AREA 5 RUNNING BROOK
AND A REVISION TO PART OF AREA 4

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE TWENTY-TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 4 OF 4 DECEMBER 27, 2007